

VIII. Implementation and Next Steps

Plan Implementation and Next Steps

The Draft Master Plan is just that: a draft. For the vision to be implemented and for Reservation 13 to play a more important and central role in the life of the District, additional study will be necessary to translate the recommendations of this document into public policy and agency actions. The following actions are necessary for this to occur:

ADOPTION OF THE DRAFT MASTER PLAN

The process of adopting this Draft Master Plan will require the following actions:

DC COUNCIL VOTE OF APPROVAL TO ACCEPT THE TRANSFER OF JURISDICTION OF RESERVATION 13

In March 2002, the DC Council voted to accept the Transfer of Jurisdiction from the United States of America to the District of Columbia. This vote allows the current owner of the land, the General Services Administration to proceed with the Transfer of Jurisdiction by gaining the approval of the National Capital Planning Commission.

SUBMITTAL OF DRAFT MASTER PLAN TO DC COUNCIL

This plan will be submitted to the DC Council by March 31, 2002.

NCPC APPROVAL OF TRANSFER OF JURISDICTION

Reservation 13 is owned by the United States and is controlled by the General Services Administration (GSA). All planning and development actions are currently reviewed by the National Capital Planning Commission (NCPC) and are not subject to the District of Columbia's jurisdiction. The GSA seeks to transfer the jurisdiction of the property to the District of Columbia, an action which must be approved by the NCPC. Estimated time of completion: May/June 2002.

ZONING OF RESERVATION 13

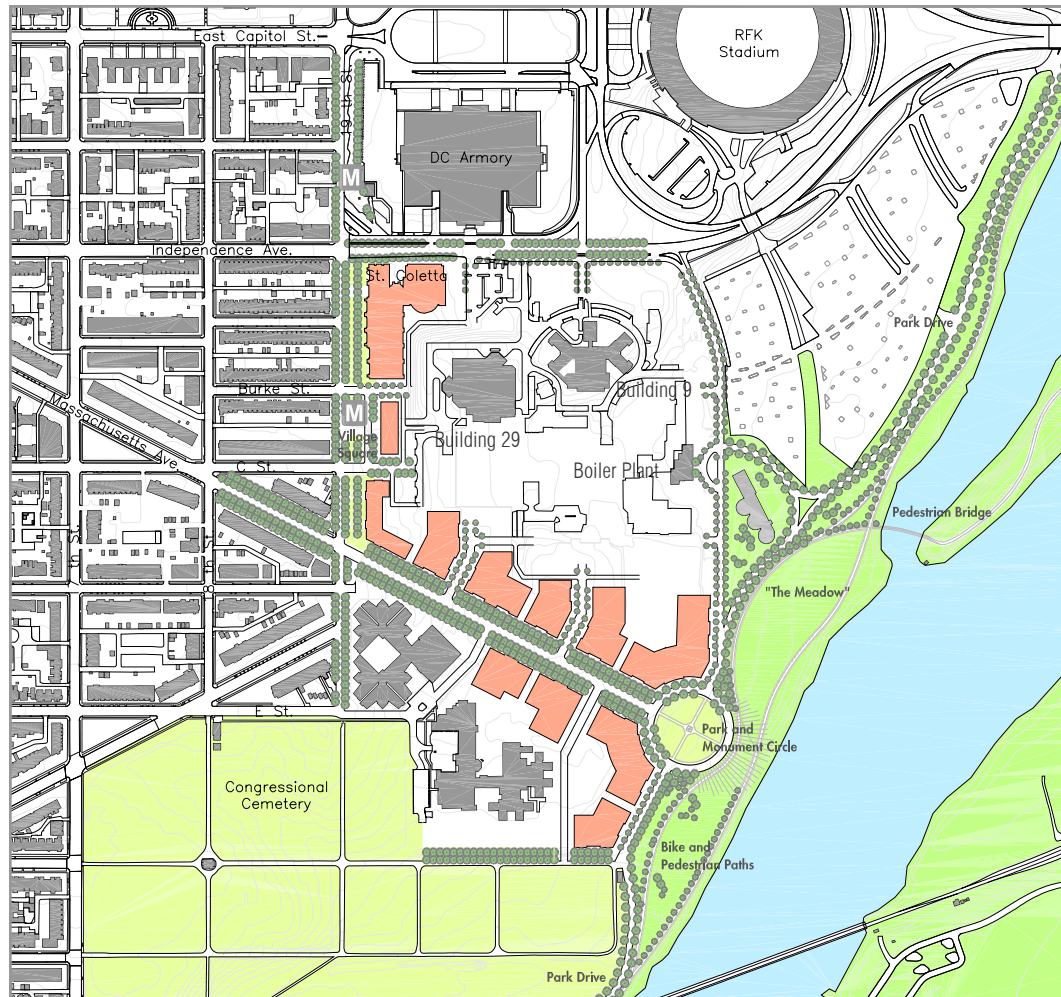
Upon transfer to the District of Columbia, the Office of Planning will initiate a zoning case of the site with the District of Columbia Zoning Commission. This case will propose the specific zoning policy which meets the land use goals and criteria established in the Draft Master Plan document. The report for the zoning case to the Zoning Commission will develop and refine the recommendations of this Draft Plan to result in the specific language of the zoning text as well as a set of complementary Building Design Guidelines to guide the architectural design of buildings and landscape elements on the site. Estimated time of completion: December 2002.

MAPPING OF PROPOSED STREETS

Upon transfer, the Office of Planning in collaboration with the Office of the Surveyor and the District Department of Transportation will initiate the proposed mapping of the streets on the site. It is likely that a detailed traffic analysis will be completed as a component of the street mapping which will include traffic recommendations to streets adjacent to the site. (Please note that Massachusetts Avenue is already mapped as a street). This process will include detailed survey information and will require preliminary site engineering in order to establish site grading benchmarks and to accurately map proposed streets. The DC Council is required to vote and approve the proposed street mapping. Estimated time of completion: September 2002.

PREPARATION OF AGENCY BUDGETS AND THE CAPITAL IMPROVEMENT PLAN

Ongoing preparation of agency budgets for capital improvement projects will determine which building sites will be constructed first.



Staging - Phase One

The redevelopment of the site will take place over a period of years in a series of planned construction phases. Like the historic plan of the city, construction will occur over a long span of time as the vision becomes reality.

An Interim Plan will retain existing uses on the site by using some existing buildings on a temporary basis and relocating parking. Building 29, the Ambulatory and Critical Care Center will remain with its current services. Other clinics and services on the site may be relocated on the site on a temporary basis at a later time but will remain in operation throughout.

The Phase One plan envisions the completion of the Park Drive and Waterfront Park, the buildings on either side of Massachusetts Avenue defining the Massachusetts Avenue District, and the 19th Street/ Village Square neighborhood of retail and residential uses. St. Coletta School will also be part of this first phase and is important to initiating the plan at the 19th Street edge of the site and the Village Square. CSOSA will expand its facility on an interim basis as part of Phase One. This phase will be coordinated with the National Park Service, which has jurisdiction over waterfront areas and new parks adjacent to the site.

The first phase will bring about an important first step in the transformation of the site. The designated sites are areas with little or no buildings. 19th Street and Massachusetts Avenue will assume a new character.

As the phased redevelopment of the site proceeds, it is imperative that no part of the site is both a construction site and a place where people are living and working.

Phasing and Interim Uses Strategy

ALL EXISTING USES ARE TO REMAIN ON THE SITE

All existing health care and correctional uses currently located on the site are to remain located on the site. No interim impacts, disruptions or interruptions are anticipated for any of the existing health care uses on the site, including the existing clinics, ambulatory care, and the Emergency Room at DC General. Correctional uses are to remain in facilities south of Massachusetts Avenue SE.

PREPARATION OF AN INTERIM USE PLAN

A number of buildings on the Reservation 13 site are in a poor state of repair and vacant. A detailed building conditions assessment must be prepared in order to assess where interim uses may be located in existing buildings. It is anticipated that the programming, design and construction of new facilities on the site will take at least 4 to 8 years. In the meantime, important decisions will need to be made to assess what uses can be accommodated on the site in an interim manner which is cost effective, consistent with the objectives of the overall plan and which can be easily implemented.

PUBLIC HEALTH AND SCIENCES CENTER

The City is in the early stages of planning for a new facility to house a number of public health and science related functions, including labs, clinics and associated offices. These uses either already exist on the site and are currently housed in deteriorating buildings, or are located in disparate facilities throughout the District. The facility is envisioned to consolidate these functions into a single, user-friendly facility. At this time, it is envisioned that this facility could initiate the construction of the Massachusetts Avenue District and play a major contributing role in establishing the extension of Massachusetts Avenue to the waterfront.

COURT SERVICES AND OFFENDERS SUPERVISION AGENCY (CSOSA)

The CSOSA maintains a secure treatment facility for ex- offenders on the site, currently in Karrick Hall (Building 17). The use will remain on the site for both short-term and long-term timeframes. It is necessary to identify one of the existing buildings on the site to house this use in the interim, and it is anticipated that a new facility will be constructed, potentially as a component of a Public Health and Sciences Center. Important considerations must be evaluated with regard to the interim location of CSOSA. The interim location must be functional and cost effective for the agency, but it must not be located where it prohibits the rational implementation of specific plan elements. It is anticipated that the interim location will continue operations while the permanent facility is designed and constructed on a site in the Massachusetts Avenue District.

ST. COLETTA SCHOOL

St. Coletta School is an independent, non-sectarian and non-profit institution for children ages four through twenty-two with moderate to severe mental retardation, autism and secondary disabilities. The goal of St. Coletta School is to provide a program that meets the specific needs of each student. Students come from the entire metropolitan Washington, D.C. area.

St. Coletta School has received federal appropriations to relocate to the District and has coordinated with the General Services Administration and the District of Columbia to locate on the Reservation 13 site, at the corner of Independence Avenue and 19th Street SE. The proposed school facility will require less than 4-acres of land and has been incorporated into the Draft Master Plan by establishing a site area bounded by Independence, 19th Street, the proposed extension of 20th Street and the proposed extension of Burke Street SE. The St. Coletta School location in the "Independence Avenue District" of the Draft Master Plan is consistent with the city-wide services function of this district as well as the residential scale and character proposed along 19th Street.